



PLANNING REPORT FOR WORK APPROVAL

CRA ACTON WATERFRONT PARK

BLOCK 26 SECTION 33 ACTON

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1.0 Introduction & Purpose

This report has been prepared by Purdon Planning on behalf of the City Renewal Authority (CRA) in support of a Works Approval (WA) application for the proposed Acton Waterfront Park development on Block 26 Section 33 Acton. The subject site is located within the West Basin Precinct of the National Capital Plan (NCP). This report should be read in conjunction with architectural plans prepared by the project team and lodged as part of the WA application.

Walter Burley Griffin and Marion Mahony Griffin's original vision for West Basin intended for the road and pedestrian access to continue down to the water, connecting it to the city centre. The proposed works will realise this vision by providing landscaping elements and connections to encourage movement from the city centre to the lake and activate this area of Acton Waterfront.

The CRA is progressing the Acton Waterfront project in consultation with the community and stakeholders so that this new city precinct reflects Canberrans' vision for their city, connects the CBD to the lake and provides unrestricted public access to the lakefront. This is intended to occur over several stages, with the Waterfront Park element being the second stage, following the lake infill project, and preceding development of the estate.

The City Renewal Authority is continuing the transformation of Acton Waterfront by progressing designs for a new public park. The new Acton Waterfront Park will be situated adjacent to the boardwalk, on land reclaimed from Lake Burley Griffin as part of the previous stage of works.

The new park will provide a tourism and recreation destination, offering space for events, exhibitions, community gatherings and activities in a high-quality setting that is easily accessible. The site has the potential to provide a recreational and cultural focus to the lake's West Basin, and that it becomes a popular destination for Canberrans. The proposal has considered designing with Ngunnawal Country as well as incorporating Griffin's legacy with connections from city to water using hard and soft landscaping elements and providing opportunities for public art in these spaces.

Figure 1: Site Context



Source: Purdon (nearmap, 2023)

2.0 The Site

The site is part Block 26 Section 33 Acton.

Other site characteristics include:

Site Area	Block 26 Section 33 has an area of 27,942 m ²
Current Use	Park (recreation)
National Capital Plan	The site is within a 'Designated Area' and is therefore subject to the jurisdiction of the NCA through the NCP.
Territory Plan Zoning	The Territory Plan is not applicable to the subject site in terms of design and siting.
Existing Access	Vehicle access to the site is via Barrine Dr and Albert St
Existing Parking	There are some public parking areas located on 3 Barrine Dr
Vegetation	The site has no protected vegetation.
Registered/regulated trees	There are no registered trees on this site.
Adjacent Uses	Adjacent land uses are largely residential with key destinations in the nearby vicinity which include park, museum, and
Topography & Drainage	The site has local stormwater drainage within the existing road reserves and carparks. The constructed Acton Waterfront Boardwalk incorporates 5 existing stormwater structures discharging overland flow to Lake Burley Griffin.
Heritage	Lake Burley Griffin and surrounding lands, which includes, West Basin, are protected under the Commonwealth Heritage list. Please refer to Section 6.2.
Easements	There is no easement on the subject (ACTMAPi, date)
Site Servicing	The site is not fully serviced.
Contamination & Hazardous materials	The site is not listed on the ACT Register of Contaminated Sites.

Figure 2: Site Plan



Source: Purdon (ACTmap, 2022)

3.0 Proposal

The New Acton Waterfront Park will be adjacent to the boardwalk, on land reclaimed from Lake Burley Griffin as part of the previous stage of works, which required the removal of 96 trees. The new park will provide a tourism and recreation destination, offering space for:

- Removal of eight (8) trees
- two pavilions
- landscaping including:
 - terraces gathering areas
 - imported raised soil above existing wet fill,
 - native planting, including:
 - 185 new trees
 - Softscape (Mass Planting, Lawn, Dryland Grass) $4,866 + 1,623 + 20,782 = 27,271 \text{ m}^2$
 - Permeable paving (Softscape + Deco. Granite) $27,271\text{m}^2 + 2,632 = 29,903 \text{ m}^2$
 - bush tucker – located around BBQs for ease of use and access when gathering food for events,
 - shade trees,
 - feature planting Bush,
 - BBQs,
 - shelter,
 - picnic tables and seating,
 - drinking fountain,
 - open turn areas for kick about picnics
- Permanent power supply for event space, no petrol generators on site for events
- a waterfront promenade
- amenities within the pavilions
- cafe within the pavilion
- water play
- public art including a standalone piece at the entrance to Albert Street (example at image 1), a walking trail throughout the park (example at image 2), and an item at the playspace (example at image 3).

The proposal has been designed to consider Ngunnawal country and the Griffin’s legacy, with hard and soft landscaping elements to create connections between the city centre and the water, and opportunities for connections to other areas of national importance. The proposed public spaces proposed allows for community recreation as well as spaces for events to provide opportunities for entertainment and tourism in the area. The pavilions provide seating and shade opportunities as well as a café to support this area which is expected to attract a wide range of people including tourists.

Image 1 (Source: Acton Waterfront Public Art Plan – FORM.):

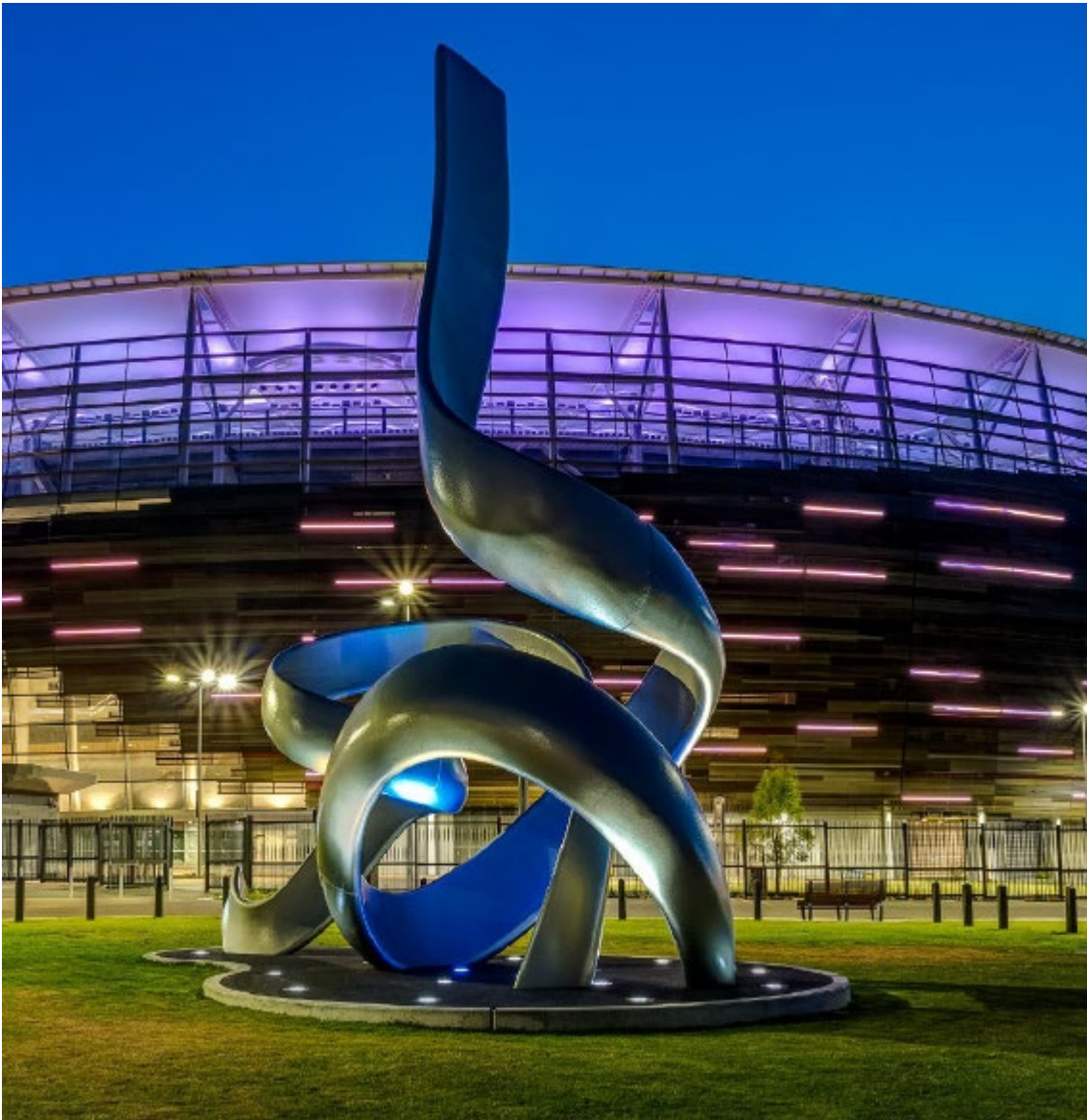


Image 2 (Source: Acton Waterfront Public Art Plan – FORM.):

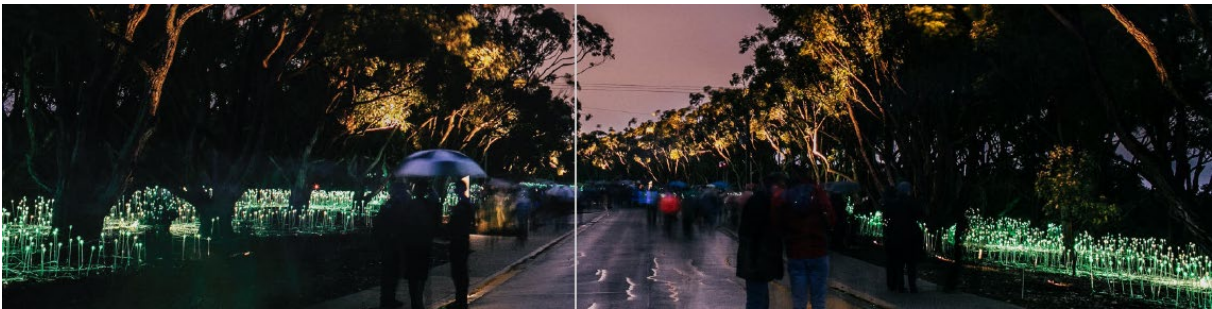


Image 3 (Source: Acton Waterfront Public Art Plan – FORM.):



Aspect Studios Design Principles include the following which have shaped the design of the proposal:

A DESTINATIONAL WATERFRONT

- Canberra's urban waterfront
- Connecting into a wider waterfront network
- Destination for Canberrans and tourists
- Connecting the city to the waterfront

A LANDSCAPE OF STORIES

Country is ancient and in itself a living entity. Aboriginal people in the Canberra region have found refuge in Country since the ice age and have accumulated an intimate knowledge of Country over thousands of generations.

Despite colonisation and urban development, these stories are still present in the landscape and community and design offers another opportunity for them to resurface, be uncovered and appreciated by the wider community.

AN URBAN COMMUNITY

- Establishing a new urban community on the waterfront
- Establishing social, economic and cultural vibrancy
- Catering to a variety of end users

A COMPLETE WATER STORY

- Establishing best practice blue green systems through WSUD
- Encouraging biodiversity through endemic species
- Create environmental efficiency through material and planting species selection
- Connection to Country through educational overlays
- Connecting people to water

These design principles are considered in the assessment of the design against the NCP in the following chapters.

4.0 Consultation/Community engagement

This proposal was presented to the National Capital Design Review Panel (NCDRP) on 10 August 2022.

In addition, the CRA engaged a broad range of stakeholders including First Nations, government, institutional, and community representatives in this important first principles design work. These representatives brought a significant range of experience and expertise from diverse backgrounds into the design principles process.

Phase 1 engagement included three workshops held over two days on 16 and 17 May 2022 targeted at:

- Caring for Country (First Nations) – facilitated by Yerrabingin, a specialist Indigenous design and cultural consultancy
- Government (government organisations and ACT Government)
- Community (community groups)

Caring for Country workshop was followed up with presentations to the Dhawura Ngunnawal Caring for Country Committee on 15 June 2022 and 23 July 2022.

More than 85 invitations were sent to local community members and associates. The following organisations attended the various workshops:

- Ngunnawal Caring for Country Committee
- ACT Government agencies, including Chief Minister, Treasury and Economic Development Directorate, Major Projects Canberra, Transport Canberra and City Services, Environment, Planning and Sustainable Development Directorate, ACT Events
- National Museum of Australia
- Australian National University
- ACT Council of Social Service
- Pedal Power
- Lake Burley Griffin Guardians
- LGBTIQ Advisory Council
- Molonglo Group
- National Trust

Phase 2 engagement included detailed designs which occurred through the activities and platforms from 31 October 2022 to 12 December 2022. Activities during this period included:

- Ongoing consultation with First Nations stakeholders undertaken by Yerrabingin

- Site visits with Lake User groups and the Lake Burley Griffin Guardians
- Two focus groups with Canberrans from culturally and linguistically diverse backgrounds
- One focus group with parents and carers of children from suburbs across Canberra
- Series of pop-ups in Civic and at Henry Rolland Park
- Online workshop with ACT disability and access organisations
- Two Government stakeholder workshops
- In-person community workshop
- Online community workshop
- YourSay platform and survey
- Detailed submissions
- Shorter email submissions

The CRA has used feedback from previous phases of consultation to consider what facilities and play elements are desired for the park and consider how it should look and feel. In planning for the park, the future estate development has also been reviewed, to consider the Acton Waterfront as a holistic, integrated neighbourhood.

Please refer to the consultation report included in this Works Approval submission for details of the consultation that was undertaken.

5.0 Statutory Planning Provisions

5.1 National Capital Plan

The site is identified as being within Designated Areas of the NCP, with the National Capital Authority (NCA) as the consent authority. The site is located within the Central National Area of the NCP, as well as being included in the West Basin Precinct Code and can be assessed under provisions of this code. The proposal also needs to address the statement of planning principles of the NCP.

5.1.1 STATEMENT OF PLANNING PRINCIPLES

The NCP states that “the Statement of Planning Principles (the Principles) sets out the principles for giving effect to the object of the National Capital Plan (the Plan) as required by the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). The object of the Plan is ‘to ensure that Canberra and the Territory are planned and developed in accordance with their national significance’”.

Five themes are provided, with primary objectives for each theme to be considered in proposing developments to ensure Canberra and the Territory are planned and developed in accordance with their national significance. These are outlined below.

General Matters

Objective

Retain the distinct urban form for which Canberra is well known, of a city within bush surrounds.

Principles

a. *The hills, ridges and other major open space which form the separation between towns will be kept largely free of urban development. The planning and development of urban areas will encourage measures through which urban intensification may occur and will be sympathetic to the landscape setting of the National Capital.*

Response:

This landscape proposal does not increase urban intensification but instead enhances the landscape setting adjacent Lake Burley Griffin to encourage public access and use of communal facilities.

Productivity

Objective one – Infrastructure and employment

Ensure that infrastructure supports the development of Canberra’s National Capital functions.

Principles for Objective one – Infrastructure and employment

- a. Infrastructure must support the effective functioning of Canberra with proper consideration of the environmental and visual impact and be integrated with land use decisions.
- b. Infrastructure must be planned and provided in an integrated and timely manner to facilitate the development of Canberra and the Territory and ensure safety and security of supply and operation.
- c. Energy and water supply and security issues will be given due consideration in the planning and development of any new infrastructure.
- d. The infrastructure of Canberra and the Territory must be planned and provided to:
 - ensure that public utilities infrastructure is available and maintained for Commonwealth and ACT Government needs and activities.
 - minimise the visual impact of electricity and telecommunication facilities, particularly along major vistas, corridors and major open space.
 - give due consideration to energy and water, supply and security issues.
 - ensure safety and security of supply and operation.

Response:
Not applicable to this proposal.

Objective two – Infrastructure and employment

Ensure that the location of employment supports the local economy and Canberra’s National Capital role.

Principles for Objective two – Infrastructure and employment

- a. The location of employment in Canberra and the Territory should enhance rather than detract from the city’s role as the National Capital.
- b. Major employment generating land uses will be located within Defined Activity Centres. Major employment location proposals must be determined with regard to their transportation and environmental impacts.

Response:
Not applicable to this proposal.

Sustainability

Objective one – Environmental sustainability and open space

Ensure the development of a city that both respects environmental values and reflects national concerns with the sustainability of Australia's urban areas.

Principles for Objective one – Environmental sustainability and open space

- a. Urban expansion should be contained so as to minimise impacts on valuable natural and rural areas.*
- b. A substantial portion of new development must be located within existing urban areas such as town centres and along public transport routes or other strategic sites that allow for efficient use of infrastructure.*
- c. The natural environment of Canberra and the Territory will be protected and improved by reducing resource consumption and waste, improving water security and quality, energy and food security and improving and protecting soil quality.*
- d. Ecological communities, threatened flora and fauna species, water catchments and water quality will be protected and supported by sustainable resource management.*
- e. Development will respect environmental values including water catchments and water quality and ensure resilience to the impacts of climate change.*

Response:

The proposal enhances the natural environment surrounding Lake Burley Griffin within proposed landscaping and communal areas to encourage public activity in this space, by providing native plantings and as well as plantings of bush tucker to be located around BBQs for ease of use and access when gathering food for events.

Objective two – Environmental sustainability and open space

Protect the nationally significant open-space network, visual backdrop and landscape setting of the National Capital.

Principles for Objective two – Environmental sustainability and open space

- a. The hills, ridges and other major open space will be kept largely free of urban development and will act as a natural backdrop to the National Capital.*

Response:

The proposal enhances the landscape setting around Lake Burley Griffin by providing soft landscaping and public places for activity and community use.

Liveability

Objective one – Urban design and heritage

Enhance and preserve Canberra’s symbolic and unique design and role as the National Capital.

Principles for Objective one – Urban design and heritage

- a. The National Capital role requires that planning and development, in Canberra Central in particular, and generally throughout the Territory, should reflect contemporary thinking in urban design practice.*
- b. Planning controls should seek to ensure that development in all forms, including landscaping in urban and non-urban areas, complements and enriches its surroundings.*
- c. Substantial works of architecture, engineering and landscape within the Territory should be designed to contribute positively to the overall composition, symbolism and dignity of the National Capital.*
- d. Development in the National Capital should seek to achieve harmony between architecture and landscape to give continuing effect to the City Beautiful and Garden City characters of the city.*
- e. Within Canberra Central, roads, bridges, waterways and public landscaping projects should reinforce and complement the geometric lines of the Main Avenues.*
- f. Vistas to major landscape features must be protected from and enhanced by development.*
- g. Buildings in Canberra Central should be of a height generally not greater than the height of the mature tree canopy (typically 3-4 storeys), except where otherwise permitted by the Plan. In Canberra Central no building or structure which protrudes substantially above the tree canopy must exceed a height of RL617.*
- h. Opportunities should be encouraged for the enhancement and reinforcement of the physical, symbolic and visual linkages to adjoining areas of the Inner Hills and the Central National Area.*
- i. Urban development will be planned in a manner which promotes community vitality and safety, applies the principles of crime prevention through environmental design and recognises the needs of people with disabilities.*
- j. New development, including public spaces, should:*
 - exemplify sustainability principles*
 - demonstrate excellence in urban design, landscape and architecture*
 - facilitate pedestrian connectivity and bicycle movements where appropriate*
 - encourage energy efficient development and land use.*

Response:

The proposal enhances the landscape setting around Lake Burley Griffin by providing soft landscaping and public places for activity and community use.

Landscape Design endeavours to deliver a vibrant site for all user / community groups with interwoven spaces of plaza, urban park, amphitheatre, playground, lawn and boulevard.

The design is ensuring connection with existing carpark allowing for vehicular connections for emergencies and event setup.

The proposal incorporates contemporary landscape design thinking through designing for country, whilst considering the Griffin legacy for connections from the city to the water.

The design complements and enriches Lake Burley Griffin and the Central National Area, providing a visually interesting, human scale parkland useable to the public. The proposal is intended to attract activity to the lake and to the Acton Waterfront.

The provision of this open space will improve the current condition of the foreshore, while also contributing positively to the setting of the future estate.

The proposal promotes sustainability principles in landscape design through proposed 185 new trees to be planted as well as over 27,000m² of soft landscaping, over 29,000m² of permeable paving and permanent power supply for the event spaces, removing the need for petrol generators.

This will provide an exemplar example of contemporary landscape architecture and urban design.

Pedestrian connectivity and cycling are promoted through the design, with a safe, picturesque outlook connecting movement around the lake.

Objective two – Urban design and heritage

Enhance the character of Canberra and the Territory as the National Capital by identifying, protecting, conserving and presenting natural, Indigenous and historic heritage places.

Principles for Objective two – Urban design and heritage

- a. *The National Capital Authority will consider heritage places in Designated Areas as Commonwealth Areas for the purposes of protecting the environment in the manner currently afforded under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) and any subsequent legislation.*
- b. *Within Designated Areas, the National Capital Authority may require Heritage (or Conservation) Management Plans to accompany development applications for heritage places which should be prepared to meet requirements equivalent to those in the EPBC Act. The National Capital Authority may require Heritage Impact Statements to accompany development applications for a heritage place.*
- c. *Development should be consistent with the requirements of any relevant Heritage (or Conservation) Management Plan for that particular place.*
- d. *The management of heritage places should ensure that their use and presentation is consistent with their heritage values. Heritage places will be presented and interpreted to increase public awareness, understanding and enjoyment of the natural and cultural heritage of the National Capital and its conservation, subject to any reasonable requirements for privacy or confidentiality.*
- e. *The National Capital Authority will adopt the Australian Natural Heritage Charter and the Burra Charter as key guiding documents respectively for natural and cultural heritage places within Designated Areas.*

Response:

A heritage assessment has been undertaken and concluded that the proposal is unlikely to have a significant impact on the heritage values of Lake Burley Griffin and the Acton Waterfront precinct.

The landscape proposal has considered the views of the community including engagement with First Nations, as well as connections with Ngunnawal country and the Griffin Legacy to develop a scheme that enhances this open space adjacent Lake Burley Griffin whilst providing high quality spaces and connections for the public to increase activity in this area.

Accessibility

Objective – *Transport and movement*

Support a connected and equitable multi-modal transport system.

Principles for transport and movement

a. Accessible movement systems for a diversity of pedestrian, cycle, public transport and private transport modes will be provided, with good connections between different modes of transport.

b. An accessible movement system will be achieved by:

- maintaining the national and arterial road systems*
- supporting efficient and sustainable pedestrian, bicycle and public transport systems that reduce car dependency*
- maintaining movement around the city for a diversity of pedestrian, cycle, public transport and private transport modes*
- providing streets that foster a connected and pedestrian-friendly environment*
- reducing the barriers created by major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area.*

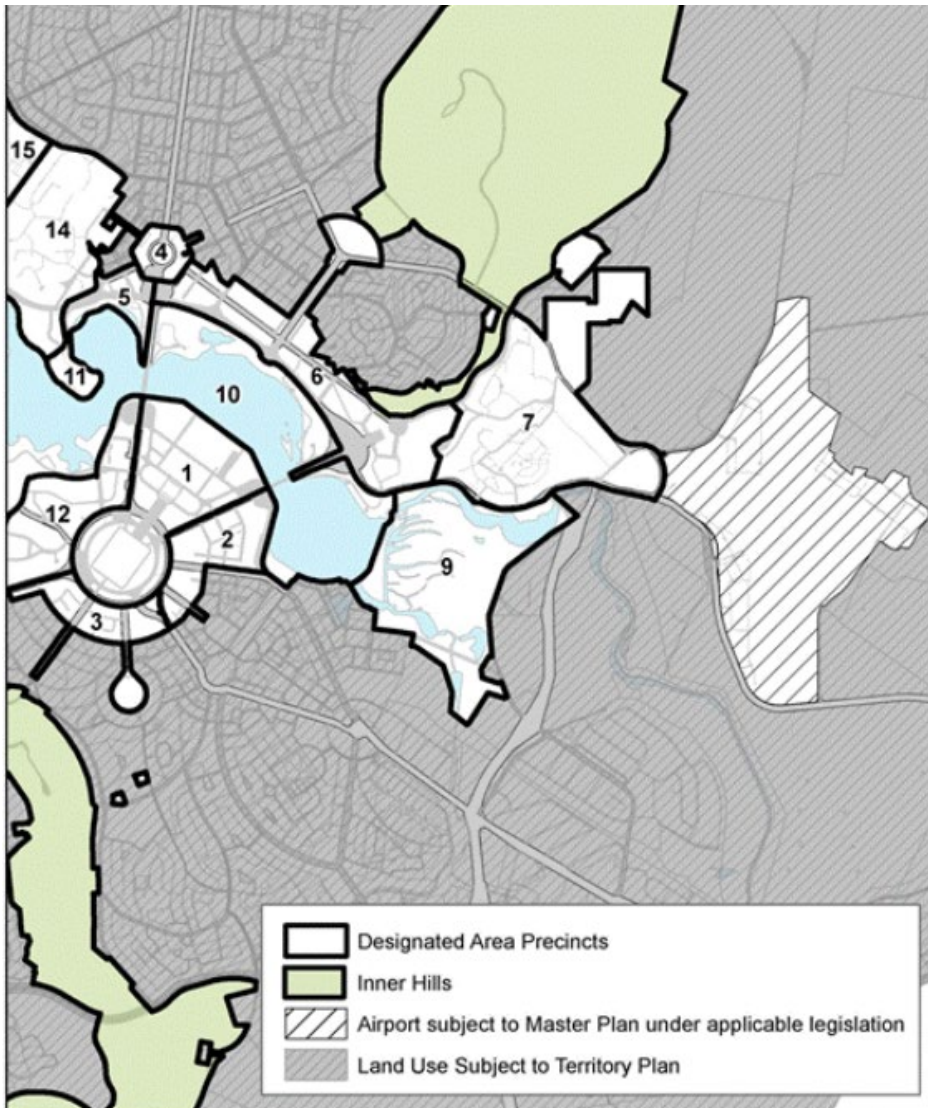
Response:

The proposal provides opportunities for connections from the City and surrounds to the proposal area in various forms including:

- Opportunity to reinforce the Griffin Principles with a strong connection of the city grid down to the waterfront with a main direct connection. Key connection from the new light rail stop on Commonwealth Avenue.
- Opportunity to reinstate ferry connection to Acton Waterfront and National Museum of Australia
- Opportunity to create destinational event spaces with the future development and new connection to the waterfront
- Opportunity to continue the pedestrian and cycle routes along the waterfront.
- Opportunity to emphasise the relation to water and celebrate events, water activities. Create access and temporary parking spots on the waterfront
- Opportunity to create an activate destinational park. Allowing visitors and local urban community to interact with the waterfront.

5.1.2 CENTRAL NATIONAL AREA

The proposed area of works are located within the Central National Area of the NCP (area 5 of Figure 12 in the NCP).



Development in the Central National Area are guided by principles which direct future public and private investment in core areas of the capital where opportunities are created for vibrant, mixed-use precincts alongside cultural institutions, government buildings and major national attractions. They restore the intended urbanity and vitality of Canberra as a cosmopolitan lakeside city.

These principles include:

1. Protect the Griffin's vision
2. Building on the Griffin's vision
3. Revitalising the vision with growth in the Central National Area
4. Linking the city to the Central National Area
5. Extending the City to the Lake
6. Reinforcing the Main Avenues
7. Linking national attractions

Response:

The proposal allows for connections from the City and surrounding areas to Acton Waterfront, linking national attractions and building on Griffin’s legacy by enhancing the landscape setting within the city, creating usable areas for public access and use to encourage activity around Lake Burley Griffin.

The proposal allows for the activation of events along Acton Waterfront and introduces play spaces to increase activity in these spaces.

The detailed conditions of planning, design and development in the Central National Area include:

1. Parliamentary Zone provisions
2. Provisions in relevant Precinct Codes
3. Land uses relating to national functions
4. Consideration of commercial uses
5. Consideration to community, cultural, residential, tourism, entertainment and leisure use to compliment and enhance the function and character of the Designated Area.
6. Traffic capacity and arrangements
7. Transport system
8. Urban design quality
9. Respect for design and character of adjacent buildings
10. Consideration to sunlight penetration, amenity, pedestrian and vehicle access.
11. Quality of architectural design consistent with their location
12. Access to major roads and design of roadways and parking areas
13. Commonwealth, Kings and Constitution Avenues, the avenues connecting the nodal points of the National Triangle, are of critical significance in delineating the geometric form of the Griffins’ plans.
14. Landscaping is to enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting.
15. Residential blocks must not be subdivided for separate occupation
16. Any proposal to subdivide land within the Central National Area will require the approval of the National Capital Authority.

Response:

The proposal encourages community access and activation of open spaces with provision of play spaces, connection networks and areas for activation with event spaces. The outcome of the proposal has been respectfully designed with consideration of Ngunnawal country and Griffin’s legacy.

5.1.3 WEST BASIN PRECINCT CODE

The proposed development is shown in ‘open space’ area.

The NCP identifies subject site as being ‘Open space’ and permitted land uses are Aquatic Recreation Facility, **Café**, Bar, Restaurant, Car Park, Cultural Facility, Indoor Recreation Facility, **Park**, Pathway Corridor, Public utility, Recreation, Road, and Tourist facility (not including a service station).

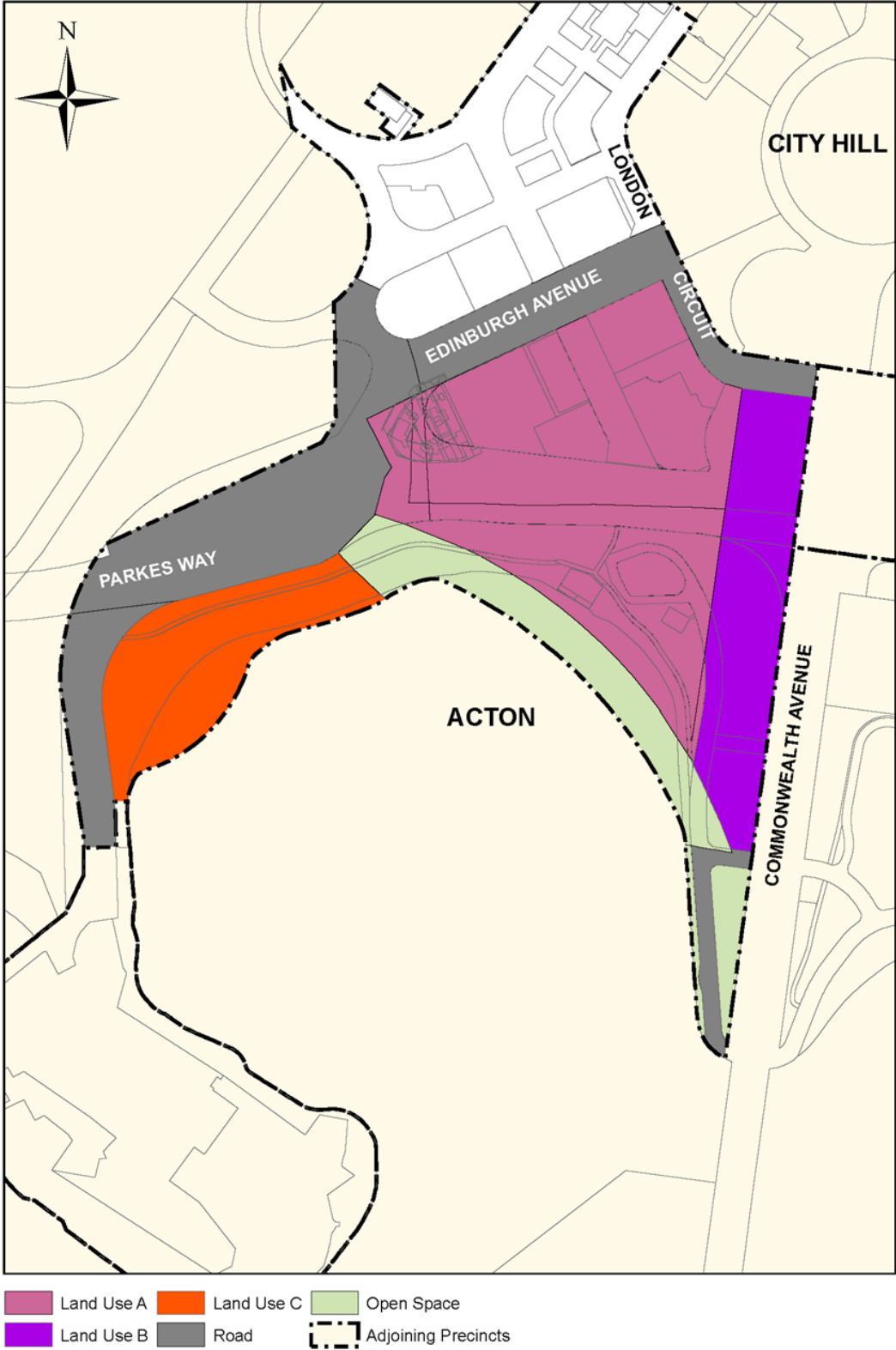
It could broadly be considered that a park in this location would be compliant with the use required by the permitted land use under NCP.

Figure 3 Precinct location



(Source: NCA 2023)

Figure 4 Land use for West Basin Precinct



(Source: NCA 2023)

5.2 West Basin Precinct Code Compliance

The Objectives for West Basin Precinct are:

Objectives	Response
<p>1. Create a legible network of paths and streets by extending the city grid of streets and paths to enhance connectivity and accessibility to the lake.</p>	<p>The proposal has been designed by Aspect Studio and Stewart Architecture to enhance connectivity and accessibility to Lake Burley Griffin.</p> <p>Acton Waterfront Park is one of the main waterfront destinations within the short distance to the CBD. It is served by the public bus routes and will be further facilitated by the Light Rail by 2026. There are existing bike lanes and paths connecting the park to its surroundings.</p> <p>Encouraging active transport with:</p> <ul style="list-style-type: none"> • Pedestrian links from the Light Rail stop on Commonwealth Road • Shared bike lanes along the site edge joins to the West Basin Bike Loop • The waterfront boardwalk joins to the West Basin Walking Trail
<p>2. Create a vibrant public waterfront promenade in the Central National Area.</p>	<p>The proposal will contribute to a waterfront boardwalk and play areas to encourage public activity. Areas for events activation are also provided.</p>
<p>3. Enhance the range of tourism and recreation experiences available on Lake Burley Griffin.</p>	<p>The proposal will include a community park, play space, and a lower plaza section. Two pavilions, one with a café, will attract visitors to the area.</p> <p>By realigning the existing bike lanes and introducing the arc path to connect the site upper and lower levels, Landscape Design consolidates the recreational activities currently hosted at the site. A one-kilometre long water sports lake edge from the Beach to the Henry Rolland Park will be fully established with new lake structures introduced to the Acton Waterfront Park.</p> <p>Other key facilities are also provided to encourage the public recreational activities including the two pavilions both with public amenities, commercial spaces and weather-proofed gathering areas.</p> <p>The Community Park and Plaza areas are planned to support the interactive dynamics among the community with flexible spaces allow programmed events and holiday / weekend gathering take place</p>

Objectives	Response
	<p>sharing the same timeframe. In recognition of the value of quiet spaces for the mental health in urban lives, quiet retreat spots are also provided for contemplation and connection to the nature at the Terraces with native vegetations and micro wildlife habitats.</p> <p>The Play Space is nestled on the top of the site overlooking the whole West Basin. Landscape Design intended to deliver an attraction draws all age groups especially Children away from isolated and digital lives. Acton Park will provide big range of play items and topics to produce a whimsical and immersive experience that encourages visitors' imaginations to run wild.</p>
<p>4. Develop a built environment which demonstrates design excellence.</p>	<p>The designed proposal will demonstrate the excellence of the built environment around Lake Burley Griffin, with the proposal itself being designed with concepts of Ngunnawal country and the Griffin legacy.</p>
<p>5. Develop West Basin precinct with a mix of uses and create a public domain which demonstrates urban design excellence.</p>	<p>The proposed work will create a variety of uses in the West Basin Precinct with an accessible network connecting to public play spaces, events activation areas, enhancing the landscape setting adjacent Lake Burley Griffin.</p>
<p>6. Provide continuous public access around West Basin with links to the surrounding national attractions.</p>	<p>Continuous public access is proposed in this development with areas designed for attracting the public into these areas.</p> <p>Opportunities for connections include:</p> <ul style="list-style-type: none"> - Opportunity to reinforce the Griffin Principles with a strong connection of the city grid down to the waterfront with a main direct connection. Key connection from the new light rail stop on Commonwealth Avenue. - Opportunity to reinstate ferry connection to Acton Waterfront and National Museum of Australia - Opportunity to create destinational event spaces with the future development and new connection to the waterfront - Opportunity to continue the pedestrian and cycle routes along the waterfront. - Opportunity to emphasise the relation to water and celebrate events, water

Objectives	Response
	<p>activities. Create access and temporary parking spots on the waterfront</p> <ul style="list-style-type: none"> - Opportunity to create an activate destinational park. Allowing visitors and local urban community to interact with the waterfront.
<p>7. Contribute to the visitor and recreation experience of the Lake Burley Griffin parklands with an active waterfront promenade that permits a high level of tourist, entertainment, accommodation and leisure uses.</p>	<p>The proposal will link national attractions and extend the city to the lake via pathways and further opportunities identified as per 6 above. It enhances lake-based tourist facilities and experiences in the Lake Burley Griffin parkland by providing areas for walking, play space, seating and a café. Areas for events are also provided to activate this area for tourism and entertainment purposes.</p>
<p>8. Enhance Commonwealth and Edinburgh Avenues as important physical, visual and symbolic links of Canberra.</p>	<p>The proposed work will reinforce the main avenues as the proposed landscaping will frame the edge of these areas.</p>
<p>9. Reinforce Commonwealth Avenue, a significant approach route and vista to Parliament House, as a corridor of activity, leading pedestrians from the city into the Parliamentary Zone.</p>	<p>The proposed development will enhance the footpaths link to existing facilities including public amenities, waterfront boardwalk, shared use path & light rail along Commonwealth Avenue.</p>
<p>10. Develop a significant public building, cultural attraction or landscape space on the water axis on the western shore of West Basin.</p>	<p>The proposal develops a significant landscape space on the water axis on the western shore of West Basin.</p>
<p>11. Ensure new development meets leading practice for environmental sustainability including energy efficiency and water sensitive urban design measures.</p>	<p>The proposed development will meet the rules and criteria on environmental sustainability.</p>

5.3 Detailed conditions of planning, design and development

General

Urban Structure

Reinforce the Main Avenues framing the National Triangle as important symbolic connections and formal approaches to Parliament House (Commonwealth Avenue) and City Hill (Commonwealth and Edinburgh Avenues).

Response: The proposal reinforces the main avenues (i.e. Commonwealth and Edinburgh Avenues) with open spaces for pedestrian movement between these avenues.

Acton Park has Barrine Drive as its North-East boundary shared with the Estate site. Visitors arriving from the City will access the park mainly via the Estate.

- Ensuring connection of main axis from the city to the waterfront
- Acton Park also has one special interface section shared with the Estate for large-scaled program events.

Extend the city grid of streets and paths from city to West Basin, maintaining the connectivity and accessibility of the urban block pattern.

Response: The proposal extends the city of streets and paths from city to West Basin. Acton Waterfront Park is one of the main waterfront destinations within the short distance to the CBD. It is served by the public bus routes and will be further facilitated by the Light Rail by 2026. There are existing bike lanes and paths connecting the park to its surroundings.

The proposal will encourage active transport with:

- Pedestrian links from the Light Rail stop on Commonwealth Road
- Shared bike lanes along the site edge joins to the West Basin Bike Loop
- The waterfront boardwalk joins to the West Basin Walking Trail

Arc path as the main DDA compliant path will link the upper and lower levels and is anchored by lake structures on both ends

- One DDA compliant boulevard through Arrival area as part of the main axis lining up with the road bridge, Park Main Entry, Arrival Pavilion and the lake structure
- Other secondary paths links upper and lower levels.

Extend the city's urban structure to the lake.

Response: The proposal enhances the landscape setting connecting the city's urban structure to the lake.

Building Height and Form

Building height will generally be medium rise up to 25 metres.

Response: The proposed buildings/pavilions are lower than 25 metres. They are single storey in height only.

Taller building elements may be considered on sites north of Parkes Way having regard to:

- » access to sunlight
- » visual and environmental amenity
- » microclimate.

Response: No taller buildings are proposed.

Building height on the waterfront promenade will be limited to 8 metres (maximum two storeys).

Response: The proposed two pavilions are not located on the waterfront promenade, and they are single storey in height.

The parapet height of buildings fronting the promenade will be a maximum of 16 metres.

Response: The proposed two pavilions are single storey, and the proposed height of pavilions are lower than 16 metres.

Taller building elements to a maximum of 25 metres, and not exceeding 30 per cent of the site area, may be considered.

Response: No other buildings are proposed.

Minimum floor-to-ceiling heights within building are to be as follows:

Location	Min. floor height
Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)
Ground Floor (Residential)	3.3 metres floor-to-ceiling
Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling
Residential (general)	2.7metres floor-to-ceiling minimum for all habitable rooms, 2.4 metres is the preferred minimum for all non-habitable rooms however 2.25 metres is permitted. For two-storey units, 2.4 metres minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights. For two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights. Attic spaces are permitted, with a 1.5 metre minimum wall height at edge of room with a 30-degree minimum ceiling slope.

Response: The proposed floor-to-ceiling height is 2.8 meters for two pavilions, however these pavilions are viewed as open structures and not solid buildings with four walls. The space allows for movement of pedestrians into and around the site whilst maintaining open views to the lake.

Land reclamation and land bridge

Replace the clover leaf intersection of Parkes Way and Commonwealth Avenue with a signalised grade-separated intersection.

Response: Not applicable to this proposal.

Create a land bridge over a section of Parkes Way for streets to extend to the lake.

Response: A land bridge is not proposed.

Reclaim land from the lake to establish a public waterfront promenade, reflecting the geometry of the 1918 Griffin Plan.

Response: The proposal is to be located on land that has previously been reclaimed from the lake.

Heritage

Provide public access to local heritage places around West Basin.

Response: The proposal provides public access to local heritage places around West Basin.

Create a public waterfront promenade reflecting the geometry and intent of the 1918 Griffin Plan.

Response: A public waterfront promenade forms part of this proposal with areas for walking and play provided.

Landscape/streetscape

Landscape planting should reinforce the urban structure of West Basin and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.

Response: The proposed work will reinforce the urban structure of West Basin.

A formal treatment should be applied to the main avenues, major streets and the waterfront promenade, and continuous street trees should define the pattern of city streets extending to the lake.

Response: The proposed landscaping defines the pattern of the extension of the city streets to the lake.

The visual impact of parking on the public domain should be minimized by integrating parking layouts with street tree plantings and pavement design.

Response: No new parking is proposed in this application.

A limited palette of high quality pedestrian pavement materials, street furniture and lighting should be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.

Response: High quality pavilions and landscaping are proposed along the lake to encourage pedestrian usage also emphasising the main avenues.

The proposed furniture palette is as follows:

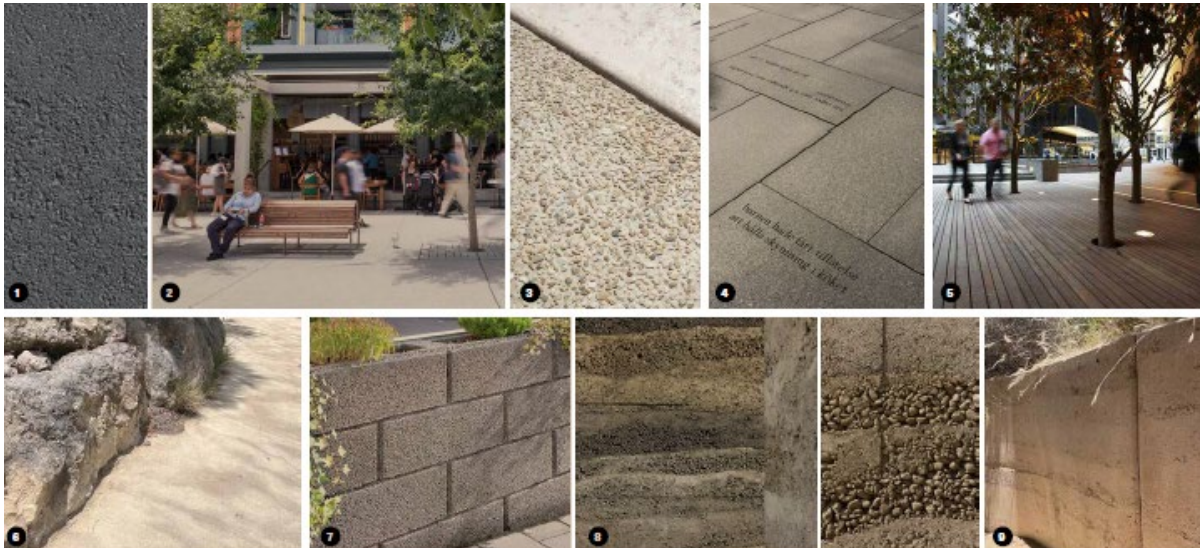


- 1. Arrival Plaza Seating Platforms
- 2. Lounge Bench Plaza
- 3. Boardwalk Bench
- 4. Seating Wall

- 5. Bin Enclosure - General waste and recycling
- 6. Picnic Setting varied size
- 7. Drinking Fountain + Dog Bowl
- 8. BBQ electric and DDA compliant

- 9. Bike Repair Station
- 10. Bike Hoop
- 11. Bollard

The proposed material palette is:



- 1. Asphalt Fire Truck Access - Heavy Vehicle Grade
- 2. Insitu Concrete - Pedestrian Grade
- 3. Insitu Concrete - Vehicle Grade

- 4. Concrete Unit Paver - Light Vehicle Grade
- 5. Timber Deck
- 6. Compacted Dioco Granite

- 7. Playspace Retaining Wall Stage 1A
- 8. Playspace retaining Wall Stage 1B
- 9. Retaining wall

The proposed pavilions are designed to be sympathetic to the surrounding landscape and lake setting of the Acton Waterfront precinct and are proposed to be designed as below, providing shelter, seating and a cafe:



A range of soft and hard landscape treatments are to be incorporated into the waterfront promenade and foreshore.

Response: Both hard and soft landscape treatments are being proposed along this area, including plantings, seating, café areas and public amenities.

Please refer to previous response. In addition, soft landscaping proposed is considered appropriate for this space where increased pedestrian activation is the key outcome for this area.

The arrival at Acton Waterfront Park demonstrates the overlap and relationship of two cultural layers of the site. Ngunnawal Country and Griffin plan for Canberra. Two axis merging into one by the waterfront.

Avenue planting is allowed for on both axis to celebrate the importance of both cultural layers.

Arrival from the city is a direct response to Griffin plan for Canberra and therefore a deciduous species is used.

Arrival from Commonwealth avenue is celebrated with native avenue planting.

The community park provides:

Streetscapes must be well lit for pedestrians and made safe for night-time use.

Response: No new streets are proposed with this application.

Footpath areas should be wide enough to cater for pedestrians and specific land use requirements and allow for seating areas, outdoor cafés, planting, and urban art.

Response: The proposal includes footpaths, areas for play and seating as well as pavilions, one of which contains a café. Both pavilions house public amenities. Public art is proposed to be integrated into the proposed area with a standalone piece at the entrance to Albert Street, a walking trail throughout the park, and an item at the playspace.

Public art should be included as an integral component of development proposals and the public domain.

Response: Public art is proposed in this application to be integrated into this new area. A public art plan has been included with the works approval submission, to highlight opportunities to complement and enhance the design, landscape and amenities proposed for the location.

The proposed standalone piece at the entrance to Albert Street aims to make a statement that significantly adds to the identity of the site. This artwork aims to be nationally, and potentially internationally, recognisable and functions as a symbol of place.

In addition, a small to medium scale work that provides opportunity for interaction, enjoyment and learning through play is to be located within the playscape / community area of the park. This piece aims to be captivating in design and/or colour to encourage discovery for interaction, enjoyment and learning through play.

A further opportunity for public art is the trail which is a curated selection of interrelated, standalone or integrated artworks of small to medium scale, strategically placed through the park's landscapes to create one cohesive collection of artworks to be discovered. This trail will provide a unified layer of visual interest throughout the different landscaped zones and will be captivating in design and/or colour to encourage discovery and exploration of the park.

Public art provides opportunity for interest, engagement and lighting in these public spaces.

Waterfront promenade

Maintain a continuous public pedestrian network with access to the foreshore with high quality pedestrian amenities including lighting, furniture, signage and landscape materials.

Response: A public pedestrian path is proposed.

Provide well lit public areas and close-by on-street parking.

Response: Existing parking is located near this new public space that is being created.

Link national attractions with a continuous pedestrian network.

Response: The proposal links the national attractions with a continuous pedestrian network.

Incorporate recreation and tourist activities along the waterfront promenade.

Response: The proposal develops a variety of waterfront activities on the lake and waterfront promenade.

Provide for a shared pathway network along the waterfront promenade designed for all users.

Response: Pedestrian paths are proposed and the main pedestrian path is linked to Albert St.

Provide a minimum width of 55 metres for footpaths.

Response: Civil drawings- path & access plan sheet 1 responds to path widths proposed. Varying widths are proposed for paths used to access different areas proposed in this location.

Cycleways and Ferry

Response: Cycleways and Ferry are not proposed. The pedestrian path will be shared for bicycle users as it is around the rest of the lake.

Active Frontage

Individual buildings will contribute to the definition of blocks and streets, with the greatest levels of public activity, shops and building entrances on main avenues, major streets and public spaces.

Response: Public activity will be encouraged to these areas with the facilities and outdoor spaces being provided.

Identified active frontages are to present an attractive pedestrian-oriented frontage providing active uses and are to have a minimum of 80 percent active uses. All other streets are to have a minimum of 50 percent active frontages.

Response: The pavilions are open in nature encouraging pedestrian movement into and around the structures.

Residential uses should generally be avoided at street level.

Response: Not applicable. Residential use is not proposed.

Blank walls are strongly discouraged.

Response: The pavilions are open in nature, and due to their shape and materiality, blank walls are avoided.

Pedestrian entries should be clearly visible from the public domain.

Response: Entries into the pavilions are visible from the areas around these structures.

Road Hierarchy

Response: No new roads are proposed.

(Source: NCP 2021)

6.0 Impact assessment

This section provides an assessment of the proposed works against a range of urban planning and design criteria relevant to the project.

6.1 Heritage

The subject site is not listed on the ACT Heritage Register (ACTMapi 2023). However, Lake Burley Griffin and surrounding lands, which includes, West Basin, are protected under the Commonwealth Heritage list.

6.2 Environment Protection and Biodiversity Conservation Act (EPBC)

The table below summarises the nine (9) matters National Environmental Significance (NES) that the Commonwealth seeks to protect. Development that may affect these matters require formal development approval under the Act.

Matter of National Environmental Significance	Implications for site
World Heritage Properties	There are no identified World Heritage Properties located on the subject site.
National Heritage Places	There are no identified National Heritage Place located on the subject site.
RAMSAR Wetland	There are no RAMSAR wetlands located on the subject site.
Listed Threatened Species and Ecological Communities	There are no listed Threatened Species or Ecological Communities located on the subject site.
Listed migratory species (protected under international agreement)	There are no migratory species on the subject site.
Commonwealth Marine Areas	There are no Commonwealth Marine Area located on the subject site.
The Greater Barrier Reef Marine Park	The Great Barrier Park is not located on the subject site.
Nuclear actions	Not applicable to this proposal or location.
Water Resources (coal seam gas and coal mining)	Not applicable to this proposal or location.

A Heritage Impact Assessment is provided by Eric Martin & Associates which identifies that Lake Burley Griffin is included in the Commonwealth Heritage List (CHL). This report states that the EPBC Act applies to the Acton Waterfront and that no action should be taken that adversely affects the heritage values of the place.

The Heritage Impact Assessment addresses Criterion A-H from the citation of the Commonwealth Heritage List which lists the official heritage values.

In addition, the Heritage Impact Assessment addresses the Lake Burley Griffin and Adjacent Lands Heritage Management Plan.

The Heritage Impact Assessment states that none of the criteria are directly affected by the proposal as the “basic form of West Basin is now established”, noting that the proposal is to be located on land that has previously been reclaimed from the lake.

The Heritage Impact Assessment concludes that “as the basic shape and detail of the waterfront has already been established, the proposed waterfront development will have an impact on the area but the impact on the heritage values is minor as it is only a more structured landscape and not an open park like setting.”

6.3 Bushfire risk

The site of proposed works is not within bushfire prone area (ACTMapi 2023).

6.4 Trees

There are not registered trees on this site.

96 trees were removed previously for the wet-fill and Boardwalk project and a further eight (8) trees on this site will be removed for this stage of the project.

A planting strip will be proposed and included in the stage 1B design to compensate for the removal of temporary planting proposed.

This proposal includes the planting of 185 new trees to compensate and improve for the trees lost.

6.5 Parking and Traffic

The proposal will not generate any need for additional parking on the site. There is existing public car parking in the near vicinity of this proposed area.

A traffic report has been submitted with the WA.

6.6 Site contamination and Hazardous Materials

The site is not listed on the ACT Register of Contaminated Sites.

6.7 Architects Moral Rights

No demolition or change to existing buildings are proposed.

6.8 Visual impact

The only built structures are the two pavilions which are single storey in form with high quality materials and surrounding by high quality landscaping.

7.0 Conclusion

This report is submitted as part of a Work Approval for Acton Waterfront Park on Block 26 Section 33 Acton.

The Planning Report describes the proposal, outlines the planning context, and addresses all issues in the relevant Codes. It is considered that the proposal will encourage public activity in this area and will link the city to the lake whilst maintaining the avenues as the geometry for the area.

It is recommended that NCA **approve** this Work Approval Application.

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